

CONSERVATION COMMISSION MINUTES

October 6, 2021

APPROVED: 1/5/22

AGENDA: SARAH WHITNEY – DISCUSSION ON DONATION OF LAND
UPDATES ON SPECIAL USE PERMITS
21SUP02 – DAVID & CHERYL HERBERT – 69 HEMPHILL RD - #214-022-001
21SUP03 – DAVID WILKINS – 97 W SHORE RD – #108-110
21SUP04 – MIKE SITEMAN – 95 W SHORE RD - #110-075
21SUP05 – MATTHEW O’NEILL – LAKE ST - #106-102
NHDES SHORELAND PERMIT APP – BARRINGTON POWER – 180 AYERS ISLAND RD
- #223-075/076
CATTERALL EASEMENT GUIDELINES
BENNETT WETLAND
REVIEW 3RD DRAFT BROCHURE
NHDES – BUFFER ZONES RESEARCH
NHDES – WITHDRAWN APPLICATION – WINDRIDGE RD
HALL ROAD – SEWER EXTENSION

ATTENDING: Carroll Brown (Chair), Janet Cote (Vice Chair), Richard Batchelder, Jason Moore

ABSENT: Karen Bemis, Bonnie MacGillivray-Blout

OTHER: Christina Goodwin (Land Use Manager), Lindsay Thompson (Land Use Administrative Assistant), members of the public

Mr. Brown called the meeting to order at 7:00pm with a quorum.

MINUTES OF AUGUST 4, 2021: The Commission members inquired on the minutes of August. Ms. Thompson reported that Ms. Laferriere completes the minutes and Ms. Goodwin edits them. J. Cote made a motion, second by J. Moore, to approve the minutes as read. The motion carried 4-0-0.

SARAH WHITNEY – DISCUSSION ON DONATION OF LAND

Ms. Whitney owns a parcel of land along Newfound River and is considering donating a portion of the land that abuts the river to the Conservation Commission for conservation purposes. The Town mapping was displayed for the Commission to see, and it appears to show that the land that abuts the river is owned by the State of NH. It is not clear what branch of the State or when ownership may have been acquired. The property card and map reflect the same acreage, without the portion that abuts the river. The property owner and the Town will do a little research to try to determine ownership status before the Commission takes any other information into consideration.

UPDATES ON SPECIAL USE PERMITS:

There were four (4) Special Use Permits that the cases were heard during an unofficial meeting. Those cases have gone before the Planning Board. Ms. Thompson reported on the status of the cases:

21SUP02 – David & Cheryl Herbert – 69 Hemphill Rd - #214-022-001

The Conservation Commission was okay with the enviro-septic at the unofficial meeting. The Planning Board reviewed and approved the permit.

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21SUP03/21SUP04 – Wilkins/Siteman – West Shore Rd - #108-110/#110-075

The Planning Board heard these cases as one (1) case since the owners share a septic system. After the informal hearing of the Conservation Commission, Ms. Thompson reached out to the applicants to update the plans. The owners provided an updated proposed septic system layout, which confirmed it is an enviro-septic system, including the overall design layout, pump alarm and tank capacity. The Water/Sewer Department had concerns about the closeness of the system to the water line and the requirements to sleeve the service or relocate. The project manager indicates that the water line will be moved or sleeved. The property owner also reported the possibility of a generator to run the pump system

21SUP05 – Matthew O’Neill – Lake St - #106-102

Ms. Thompson reported that the owner has received all permit approvals for the shed, both through the Planning Board and the Zoning Board.

NEW BUSINESS

NHDES Shoreland Permit Application – Barrington Power

This permit application is for the solar project located on the Water/Sewer Department property near the lower Transfer Station. Ms. Goodwin also reported that the solar project is proposing a slight change to the Site Plan by adding another layer of panels and shortening the existing layers.

UNFINISHED BUSINESS

Catterall Easement Guidelines

The Commission discussed guidelines and discussed the concerns. Instead of guidelines, it was determined that a list of Frequently Asked Questions might be the better alternative. Ms. Goodwin will prepare a document for the Commission to review.

Ms. Goodwin presented the latest set of questions regarding proposed property owners and projects. Farming is in line with the interpretation of the easement. Adjusting the property to fields and or small gardens would fall under the farm for the easement purposes. Solar panels for private residential use are allowed and would need to be within the 50-foot radius, as noted in the easement, of the existing structures. Solar panels for commercial venture are not allowed. Dog Kennel would not be allowed as it is a commercial venture.

Bennett Wetland

Mr. Brown provided the Board with an update on the snowmobile project including pictures of the work that has been completed. Mr. Brown pointed out where the line has been moved, and what appear to be wetland locations. Additional research will be completed to determine any other information about the property and the easement restrictions. Ms. Goodwin will attempt to locate the deed for the property and review a GIS layer option for the snowmobile trail. Ms. Goodwin will also do research regarding the “wildlife preserve” property.

The Commission would also like to review the budget to see if they can pay a portion of the costs of the snowmobile project as there was a lot of work done to improve the trail and protect the wetlands. The Commission discussed the possibility. Ms. Goodwin stated that she will need some type of invoice to cut a payment but will prepare budget information for the next Commission meeting.

The Commission also discussed the possibility of adding the trail to the GIS mapping. Ms. Goodwin will investigate options for this.

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HALL ROAD – SEWER EXTENSION

A discussion centered around the proposed Sewer to the Lake project and the different routes being proposed. Mrs. Gebhart and Mr. & Mrs. Metcalf joined the Commission members in discussion about their concerns on the project and to inquire on the Commission's thoughts. During the discussion, the line location, the type of drilling that is being proposed and the impact on the wetland areas were raised. Mr. Brown and Mrs. Cote questioned why the project hasn't been discussed with the Commission or other Land Use Boards. Ms. Goodwin stated that the project is a Town project and is exempt from the rules of the Land Use Boards, but normally there is information provided for their review, so it may have been an oversight. Ms. Goodwin pointed out the website page "Sewer Extension to the Lake Project", which provides information. Ms. Goodwin will set up a Sewer to the Lake presentation for the Commission and the Planning Board so the concerns discussed can be addressed.

COMMUNICATIONS:

None

NEXT MEETING

The Commission postponed the draft brochure, the NHDES Buffer Zones Research and the NHDES Withdrawn Application to the next meeting. The next meeting is scheduled for November 2, 2021, at 7:00pm.

With no other business before the Commission, R. Batchelder made a motion, second by J. Cote, to adjourn at 9:18 pm. The motion carried 4-0.

Respectfully submitted,
Christina Goodwin
Land Use Manager